



OHOKA - MILL ROAD DEVELOPMENT

URBAN DESIGN STATEMENT

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report by

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1. Introduction and scope

This urban design report has been prepared in support of a Plan Change Application to the Waimakariri District Plan for a residential development in Ohoka. The report is structured into 4 key parts:

- Development context of Ohoka
- The proposal and design drivers
- Integration, character, and amenity
- Urban design assessment

2. Ohoka village settlement form and wider context

WIDER CONTEXT

2.1 The existing Ohoka village amenity and character

Ohoka was established as a small settlement around the Whites Road and Mill Road intersection. There are plenty of historic references to its past as a milling village, making use of the existing waterways.

Remnants of this include the original community hall, the domain, and several historic buildings all bundled near the intersection. Small cottages, some larger old residences, the old school, and a small church, contribute to this local historic character along a 1km stretch of Mill Road. The local area school is approximately 1.5 to 2km to the east following both Mill Road and the Ohoka Stream.

The natural setting between the two small meandering waterways (Ohoka North Stream and Ohoka Stream), with the established landscaped margin, gives Ohoka its distinctive character. In particular, the number of large trees along the waterway margins create visual and physical containments for residential development to nestle within and will also give a sense of scale and verticality in amongst the predominantly flat, horizontal line of the wider Canterbury plains. This character stretches all the way along Mill Road to Silverstream in Kaiapoi, following the meandering Ohoka Stream.

In addition to the historic village references and the distinctive natural setting, Ohoka is a typical rural settlement with strong rural characteristics evident in the building and road standards being devoid of the typical suburban elements of formed roads with kerb and channel. Other markers of strong suburban characteristics are symmetrical street layouts, the dominance of hard surfaces, the alignment of street trees in rows, and the slightly monotonous alignment and rhythm of driveways and fences. Ohoka instead uses rural road standards whenever possible and accentuates its natural attributes of a soft landscaped edges and margins, open style fencing, and vegetated boundary demarcation.

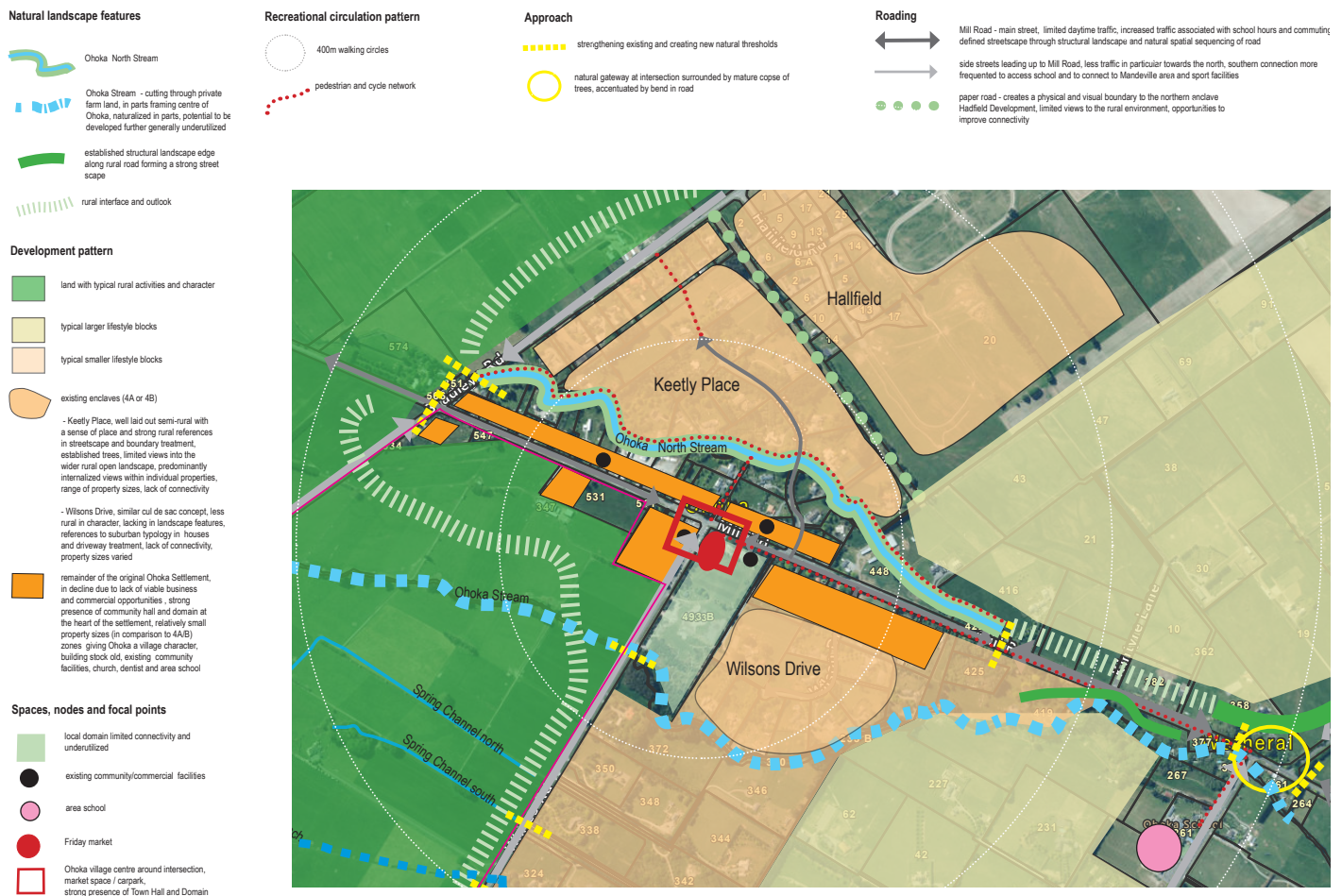


2.2 Existing settlement form

The original settlement was contained within a small footprint between the two waterways surrounded by rural land.

This original footprint is still clearly visible and can be considered the centre of the village. Over the last 20 years, Ohoka has started to extend beyond the original containment and stepped over the waterways to the north adding Keetly Place and Wilson Drive, extending development south of Mill Road to the Ohoka Stream. Both areas are Residential 4B zoned developments with large properties of 1ha average size designed around a cul-de-sac. Keetly Place is now well established and shows strong rural residential characteristics with large trees, rural style fencing, continuous tall hedging along property boundaries, and dwellings well set back into the sites creating a sense of seclusion. The street scene is dominated by large specimen trees planted in private gardens providing a unique picturesque setting.

The waterway (Ohoka North Stream) has been naturalised and a public walkway added, allowing access for the public to this high amenity environment. Wilson Drive has a more suburban feel to the layout due to a lack of established trees and narrower property frontages along the road.



In 2012 further areas to the north were opened up to residential development, Hallfield along Bradleys Road which have houses under construction and Kintyre Lane, which has not seen any implementation of the development yet, apart from a few standalone, larger lots on Mill Road.

Both these developments are contributing to a gradual physical expansion of Ohoka, but have as of yet not changed its village character. This is partly because the Hallfield development cannot be seen at all from the village centre and Kintyre Lane, which is clearly visible from Mill Road, has yet to be developed.

The southern part of Ohoka, east of Whites Road, beyond the Domain, and south of Ohoka Stream is dominated by rural residential lifestyle blocks of varying sizes stretching all the way to Tram Road and Mandeville.

This 4ha rural residential development pattern dominates the rural landscape around Ohoka, particularly to the east and south. To the west of Ohoka, there is still a larger area of traditional rural land with working farms, allowing for extensive open views to the west towards the Alps. The silhouette of the tall mountain range often forms the backdrop for these views on clear days.

2.3 Future developments and anticipated changes

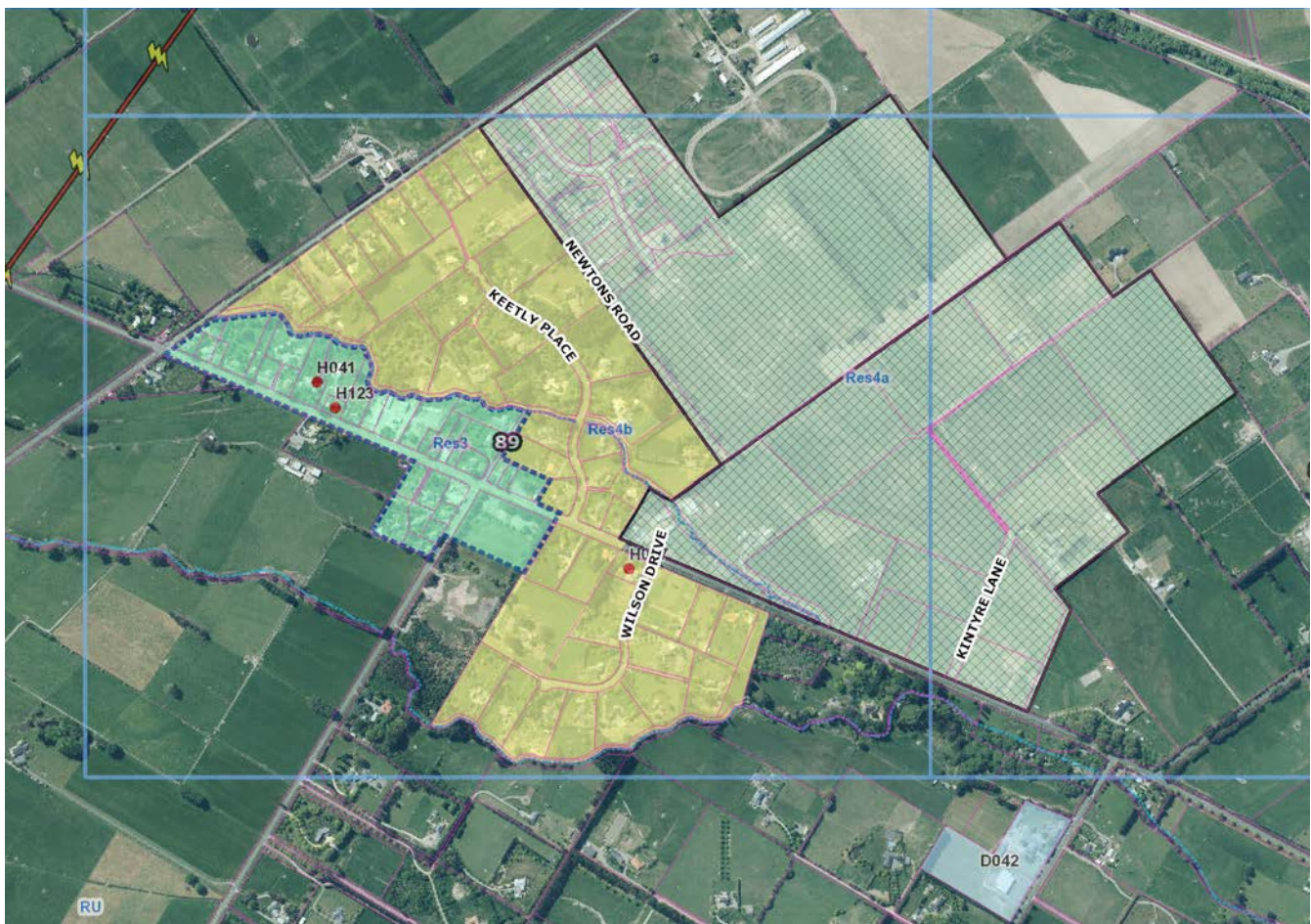
There are currently two areas with the potential for residential development. Both to the North of Ohoka village centre. 'Hallfield' located to the north-west, on Bradleys Road, has completed stage 1 and is currently constructing stage 2 of several stages of a Residential 4A zoned development with lot sizes ranging from 0.25 - 1ha. There is approximately 50% more capacity for development in Hallfield with most of the smaller lots already established.

Hallfield has so far limited connectivity to the Ohoka village centre due to the lack of linkages through Keetly Place, however once fully established, there are opportunities to create a pedestrian and cycle connection to Mill Road via the north-south drainage channel between this development and the proposed Kintyre Lane development on adjacent land to the east.

'Kintyre Lane' is a proposed Residential 4A zoned development with an average lot size of 0.5ha. It was rezoned at a similar time as Hallfield, but due to challenges around multiple ownership and the hydrology of the area, implementation has been significantly delayed with uncertain time frames. The land is retaining its rural residential character for now with a handful of new dwellings constructed over the last 10 years.

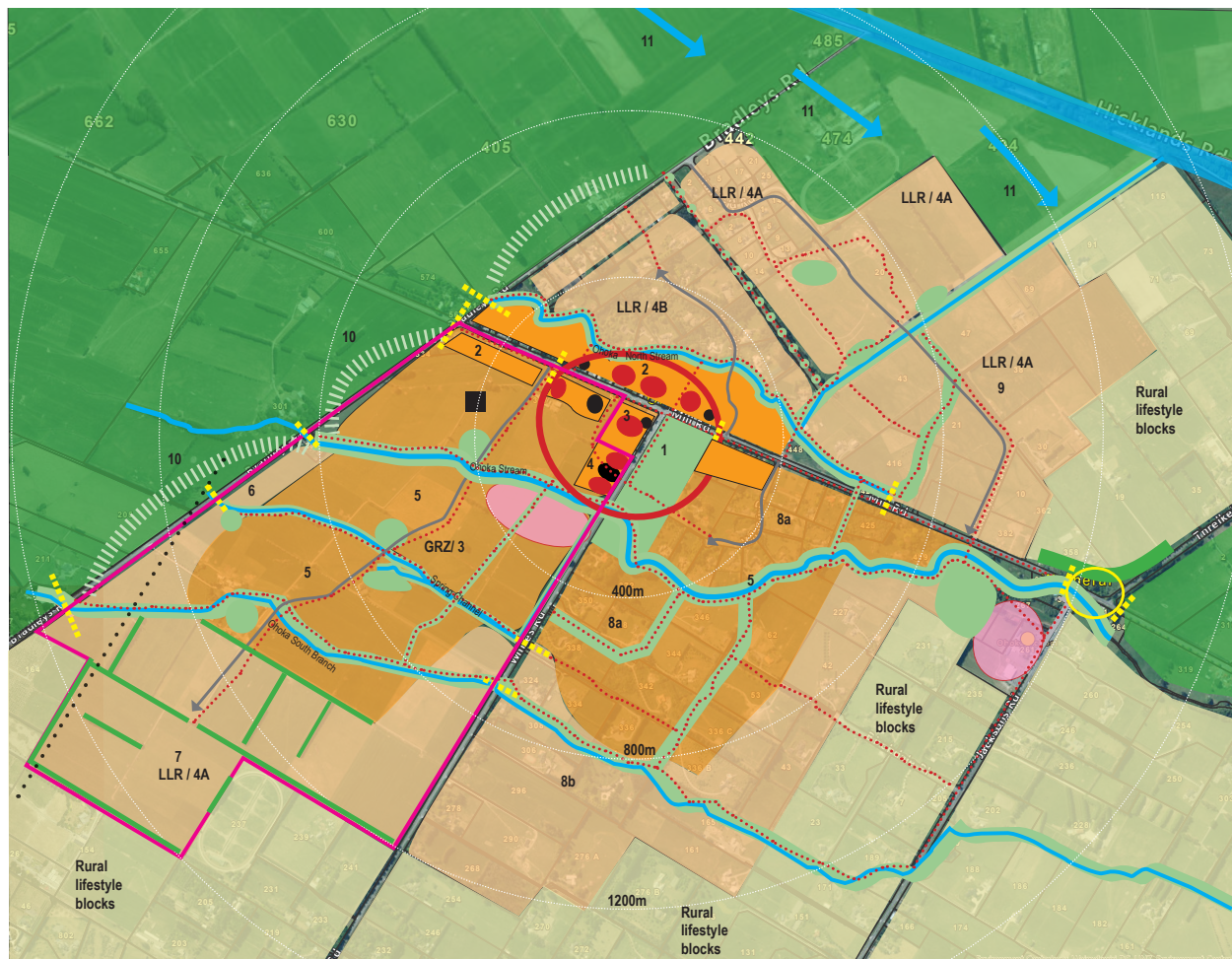
There are no further areas zoned for residential development in Ohoka and all available residentially zoned land is of a very low density. Currently the only available residential lots in Ohoka are provided by the Hallfield development with stage 1 fully sold and several pre-sales for stage 2.

The Operative Waimakariri District Plan identifies key criteria to be met for any development in Ohoka, but does not specifically identify areas suitable for urban growth. An urban assessment of the proposed development against the key criteria is included in section 6 of this report.



2.4 Future strategy for Ohoka

An urban strategy for Ohoka was developed to ensure the proposed development integrates with the village and responds positively to the specific character of Ohoka. As part of the strategy, a comprehensive analysis of the existing village was undertaken to identify the key landscape and settlement characteristics incl. historic features, social and community spaces, commercial activities, and existing residential environments. This was done complimentary to the identification of important rural characteristics of the wider environment, and most importantly the strong and unique natural features of Ohoka.



Village Centre

- 1 village centre around Mill and White Road intersection to strengthen historic centre and activate domain
- 2 infill development to northern and southern side of Mill Road
- interconnected pedestrian and cycle network linking destinations along green space with high permeability to centre
- green network including SW areas and recreational reserve
- waterways
- special purpose areas education/ retirement living
- overland powerlines
- thresholds
- rural interface and outlook
- commercial and community
- 3 commercial and community facilities to wrap around Mill / White corner extending down White Road to create village commercial centre around a small village square opposite Domain
- 4 Ohoka stream to become main public pedestrian/ cycle connection to school and all southern residential areas
- 5 standard residential density between larger naturalized waterways to break up built environment into smaller areas

Wider village

- 6 larger lots wrapping around along White Road and Bradleys Road to create a buffer and transition to existing rural residential lots
- 7 transition of development density from lifestyle block to LLR/4A with a strong rural character
- 8 Residential areas in Ohoka outside of ODP south of Ohoka stream can intensify (infill)
- 8a rural lifestyle blocks with opportunities for GRZ and LLR / 4A infill development
- 8b rural lifestyle blocks with opportunities for LLR / 4A infill development
- 9 area north-east still to develop, intensification possible at south-west corner where it connects to the centre

Development constraints

- 10 clear rural to settlement boundary along Bradleys Rd
- 11 flood risk

3. Site within the village context

IMMEDIATE CONTEXT

3.1 Site

The Site measures approximately 156 ha bounded by Mill Road to the north, Bradleys Road to the west, Whites Road to the east and rural residential properties to the south. Typical of the area, the Site is reasonably flat with shelterbelts of varying heights and densities, delineating individual paddocks within the southern part of the Site, functioning as internal windbreaks.

There are 7 dwellings on the PC combined Site. The large farmland, contains two rural dwellings surrounded by larger domestic curtilage, one in a central location and one along Bradleys Road. The other 5 dwellings are located on individual smaller properties ranging from 387m² to 1.85 ha. Two of them are rural dwellings on separate properties along Bradleys Road. The remaining 3 are located on Mill Road on separate properties, one on a small residential site, another located towards Bradleys Road, and the largest, generously sized located in the middle.

All dwellings have direct access off the surrounding roads via rural style driveways. Typical for their rural setting, these properties feature mostly single storey houses, plus auxiliary buildings such as stand-alone garages, sheds, and other structures associated with rural living. There are additional gated entry points onto farm tracks off all surrounding roads which allow access to and views into the Site.

Current road boundaries are either planted up with rural hedges, including some mature trees or display open style rural fencing, enabling views deeper into the Site. Several waterways dissect the Site in an east west direction as part of the natural and modified drainage pattern of the Site.

The Ohoka Stream is the main waterway in the northern part of the Site and has a range of mature trees and other vegetation along its margins. There are two springs identified on the Site with associated ponding areas and spring fed channels. These run in an east west direction across the centre of the Site towards Whites Road.

To the south, a second waterway (Ohoka South Branch) enters the Site on Bradleys Road and meanders through to Whites Road.

There are several channels and ditches to manage the surface water drainage of the land as part of the agricultural infrastructure. As a result, some of the natural flow patterns have been interrupted and diverted.

Generally, the Site can be broken into 3-4 larger areas

- the northern area north of the Ohoka Stream;
- the larger central area between Ohoka stream and the southern waterway (Ohoka South Branch) which is dissected into 2 parts by the northern and southern spring fed channels;
- the southern area, south of the southern waterway (Ohoka South Branch)



3.2 Ohoka village

Mill Road forms the northern edge to the Site connecting it directly with the main road through the village centre and offers direct pedestrian links to Ohoka North Stream and into Keetly Place.

The Site also connects to the northern part of Whites Road and has an opportunity to link into the Domain, the main local reserve and community space. The domain is used for the Friday local market and other community events, as well as for recreation and forms the hub of the local Ohoka community. Currently the commercial facilities in Ohoka all concentrated at the intersection of Mill Road and Whites Road within easy access to the Site, however they are very limited and insufficient to support the village on a day to day basis.

The Ohoka Stream runs along the southern edge of the Domain and continues eastwards towards the local area school approximately 1.5 to 2km away. This provides a potential opportunity to create a public walk and cycle way between the village centre and the school within a safe, high amenity environment away from the main road. This walkway can be extended into the Site and become a key connection to the proposed development for the community.

3.3 Rural residential environment (east and south)

To the east of Whites Road there are several shared driveways into rural residential environments along the entirety of the eastern Site boundary. All are lifestyle blocks with limited to no rural functions. Dwellings are well set back and screened from view by established gardens and boundary vegetation.

A similar development pattern adjoins to the south of the Site with large shelterbelts forming a visual and physical buffer. Properties here are slightly larger rural Sites and extend all the way to Mandeville, creating a highly modified and compartmentalized rural residential environment with few to no real rural functions.

3.4 Rural environment (west)

To the immediate west across Bradleys Road, the rural land comprises mainly open paddocks with boundaries either delineated by fencing and sporadic vegetation or by well-established shelter belts of exotic species. Rural dwellings occur intermittently and are nestled within a traditional domestic curtilage surrounded by large trees and often adjoining existing waterways. The larger open fields allow low distance views from the Site into the rural land all the way to the Southern Alps.

As a result of the current development pattern, the Site is surrounded on three sides by either residential activities in the village centre or by rural residential lifestyle blocks to the east and south. The western neighbour holds the only land used for active rural purposes. As a result, the Site can integrate well into the development pattern making it suitable for residential development.

3.5 Natural landscape features and topography

The proposal is located on relatively flat land, typical for rural properties within the Canterbury Plains. The Site naturally drains towards the east. Although the landforms of the Site are flat, the natural waterways, particularly the Ohoka Stream, create physical breaks and landscaped ribbons and sense of containment for the Site.



3.6 Vegetation

Vegetation types in the surrounding environment are mainly exotic species, with small amounts of native species located near waterways and in urban stormwater reserves. Typical for the Canterbury Plains, the vegetation in the surrounding rural environment is used predominantly for shelter belts to block the prevailing easterly winds and runs along property boundaries or edges of paddocks.

Vegetation in the adjoining residential environment to the north is also predominantly exotic and of a smaller scale, but a larger variety. This includes typical garden planting such as ground covers and shrub planting, as well as large specimen trees ranging from 10 to over 20m in height.

The Site itself includes 3 types of vegetation cover, shelterbelt plantings associated with rural activities, domestic curtilage planting often typical garden landscaping to support rural style living and large established trees on the margins of waterways.

All three vegetation types, due to their verticality, create visual focal points within the landscape.

Shelterbelts include species such as *Cupressus macrocarpa*, *Pinus radiata*, some *Populus nigra* 'Italica', and stand-alone *Eucalyptus*. These vary significantly in height between 5m to over 15m. There are several clusters of various exotic trees on Site that form either part of larger gardens around existing dwellings or have been planted along driveways.

In particular, the well-established exotic trees within the margins of the waterway provide a sense of scale and a counterpoint to the otherwise flat topography as they follow the alignment of the waterway dissecting the Site into smaller parts.

Due to the large-scale land use changes seen throughout the plains, including this Site, there are only remnants of indigenous vegetation left in the wider surrounding environments, however, apart from the occasional native shrub none of significance have been identified on the Site.

The existing vegetation pattern found on the Site is largely made up of exotic species, typical of the rural setting. As a result, the Site and wider area has a low sensitivity to change given the dominance of fast growing introduced exotic species.



4. Proposed development and design drivers

KEY DESIGN DRIVERS

4.1 Land based design philosophy

The design concept builds on the inherent qualities of the underlying land by:

- recognising and retaining the natural hydrology of the Site,
- naturalising the existing waterways,
- protecting the waterways and local springs through building setbacks and landscaped margins,
- polishing stormwater runoff from the development before entering the waterways,
- retaining the existing tree cover and shelterbelts wherever possible,
- creating new landscape margins to waterways with a focus on tree planting,
- introducing native plant species within stormwater management areas to add to the biodiversity of the Site
- using extensive landscaped areas to offset the introduction of more hard surfaces

4.2 Strengthen the village identity

The design concept builds on the inherent qualities of the village character of Ohoka by:

- creating a residential environment that is compatible with the existing development pattern with smaller sites in proximity to the village centre and larger sites adjoining the rural environment
- creating settings for dwellings to nestle into, which are visually contained by landscaped margins
- providing opportunities for people to live and work in Ohoka
- assisting in the creation of a village centre around the historic setting of Mill / Whites Road intersection and the Domain
- providing opportunities for commercial and community facilities to be integrated in the village centre
- creating streetscapes that are reflective of the rural character of the village
- allowing for the growth of the village through carefully staged development

4.3 Creating a community through connectivity

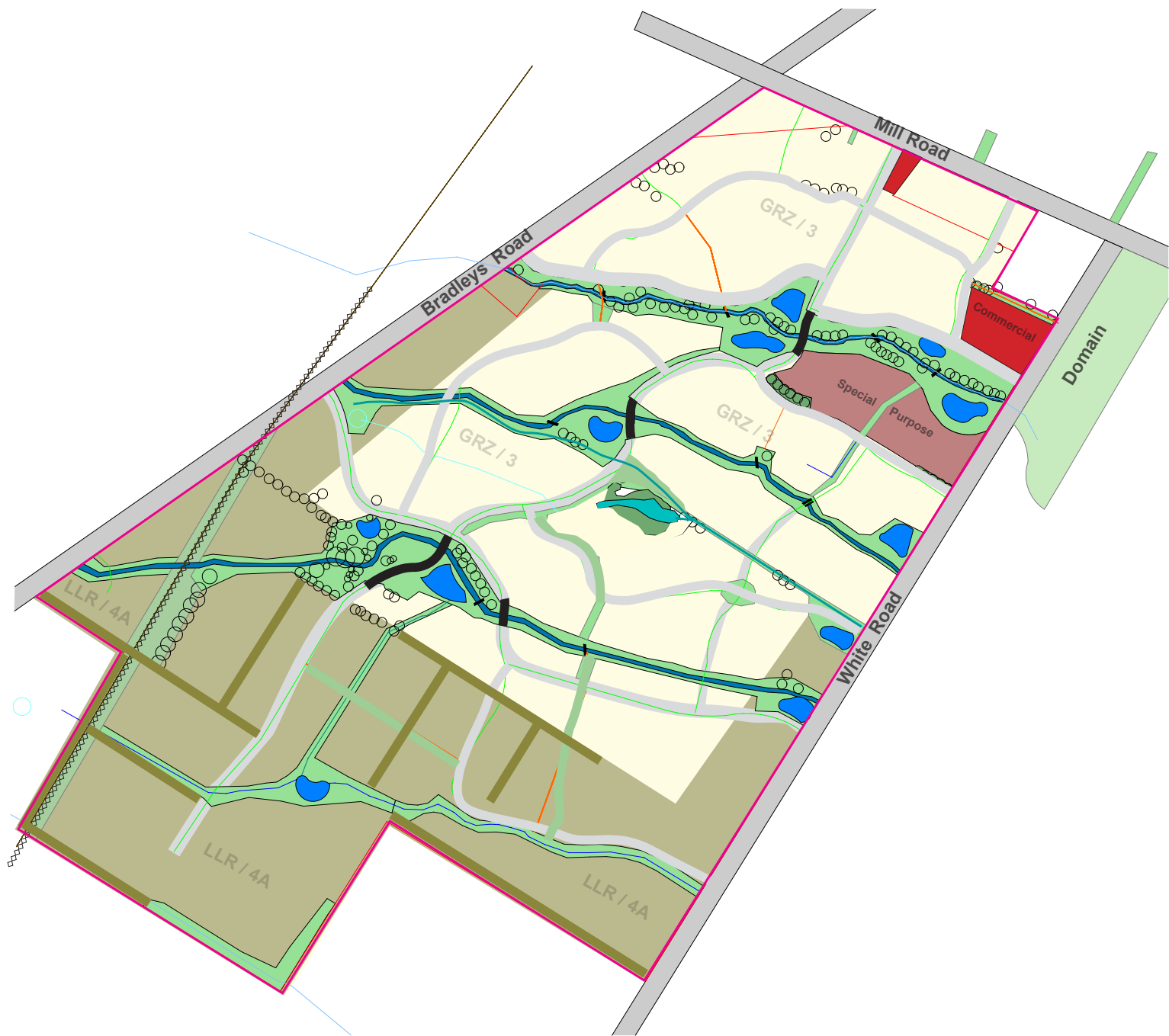
The existing pedestrian and cycle routes in Ohoka are very limited and do not properly support connectivity of the community.

To improve this connectivity the design concept introduces a strong interconnected pedestrian and cycling network that:

- provides a high amenity for all internal connections focused on pedestrian and cycle priority movement
- is embedded in the naturalised waterway margins, stormwater treatment areas and new green links throughout the Site
- creates a strong interface and new connections with the immediate neighbours on Mill Road
- creates a new direct interface with the local Domain
- supports a potential direct connection along Ohoka Stream to the local area school to the east

PROPOSAL

4.4 Indicative Masterplan



5. Integration

INTEGRATION WITH OHOKA VILLAGE

5.1 Mill Road

Mill Road forms the local spine of the village creating the through main road with the visually perceived village extending to the two waterways north and south of Mill Road (Ohoka North Stream and Ohoka Stream).

The proposal supports this structure of the village core by naturalising and generously landscaping the margins of Ohoka Stream retaining and strengthening the visual containment of the village core. The proposed northern residential clusters with their smaller lot sizes will integrate into the existing fabric of the central part of the village.

Mill Road contains the majority of the historic features and references of the village and can be considered the 'communal spine'. The upgrade of the road frontage of Mill Road will respond to this by including subtle historic and rural references in design detailing.

5.2 Whites Road

Whites Road is the second road creating the central intersection of the original Ohoka settlement. It flanks the Domain and provides locals and visitors with carparking opportunities near the corner store/petrol station/garage and in close proximity to the Friday market. To further strengthen this local node and the commercial viability of Ohoka, a small commercial centre is proposed on Whites Road where it meets the Ohoka Stream. This location will counteract the linearity of Mill Road and extend the village centre through to the high amenity and sense of identity provided by the Ohoka Stream. This location has also been chosen to create new linkages to the southern parts of the Domain reactivating this underutilised and unique space.

A small village square will be included in the commercial node to provide hard surfaces and more structured space for the community and serve as a forecourt for the small local shops. Informal carparking, will be integrated into the village square with generous landscaping and tree planting. This will allow it to be used for temporary parking on market day as it is in close proximity to the Domain.

5.3 Gateways and thresholds

Ohoka currently has subtle gateways and thresholds into and out of the village, often associated with elevation in the road to cross over waterways. There are two logical locations, along Whites Road and at the Mill Road/Bradley Road intersection that form natural gateways into the village. Each gateway is unique due to the underlying natural features, the adjacent residential or rural environment and the travelling speeds and pedestrian functions it needs to accommodate and will be designed accordingly.

The Mill Road / Bradleys Road gateway is directly at the intersection with a hard contrast from flat open rural land to a built-up edge supported by the verticality of landscape treatment. (refer to ODP and visual assessment - Landscape Treatment A)

The Whites Road gateway has been located where the road crosses over the "southern spring channel" and will use the slight level change and slight narrowing of the road at the crossing point as a distinct design feature. Combined with specific landscape treatment and bespoke design details, such as lighting and signage, this will create a strong rural gateway.

In addition to these gateways there are several thresholds on Bradleys Road and Whites Road that are less formalised and use waterway crossings combined with landscape treatment as visual indicators of gradual change to reduce speeds and introduce access roads into the Site as well as shared driveways to the larger residential 4A zoned lots.

The proposal also uses all waterway crossings within the Site to create thresholds between the different residential areas providing a legible spatial demarcation supporting the underlying design concept of smaller residential clusters.

5.4 Integrating a standard urban density into the village character through landscape and design measures within the public environments.

The Ohoka village character falls into two categories, the inner village and the outer village.

The inner village spatially contained by the two waterways (Ohoka North Stream and Ohoka Stream) holds the older parts of Ohoka, with smaller lot sizes and a 'relaxed', fairly organic placement in regards to building setbacks, and a varied building typology. The outer parts of the village consist of low density residential environments relying on extensive landscaping and tree plantings on private properties to create the distinctive character.

The proposal uses a different approach to achieve a similar outcome by creating areas of smaller residential lots contained by natural features and landscaped areas in the public environments. This design approach reflects the nature of the inner village and ensures that the proposed intensification of density remains compatible with the character of Ohoka. Smaller lots are clustered together and nestled in larger landscaped settings, which will break down development into a scale suitable for Ohoka.

The proposal, therefore, places a high importance on the amenity of the public environments from large spaces such as the landscaped margins of the naturalised waterways, the open space and utility reserves distributed through the Site, all the way through to the detailed layout of streets including street furniture, pathways, lighting and in particular the spatial design and layout of streets.

The character of Ohoka is strongly reliant on landscaping, in particular trees, in the public and private environments. The landscape treatment of the waterway margins therefore includes large specimen trees. Space for street trees is also provided to both sides of all roads and street trees are placed strategically to create a more organic street scene avoiding a typical suburban street appearance. Street trees will break up the roof lines of the denser areas and provide shade and texture. The trees may be located between carriageway and footpaths on larger roads, and closer to the carriageway on smaller roads. The provision of a trees on both sides of the carriage way will assist in reducing the perceived width of the road corridors and provide a sense of scale.

Swales will also assist in softening the road appearance. Aside from the functional aspects, the different street environments will significantly contribute to differentiating Ohoka from the typical suburban character found in the main centres of the District. Additional tree planting will also be required on larger private properties and will be controlled and enforced through developer covenants.

To further support the distinct village character of Ohoka the street furniture, lighting and all other structures in the public realm are designed to reflect the rural characteristics with regard to design, type, scale, material and colour.

5.5 Green and blue network

Due to the land-based design philosophy, the green and blue network provides the underlying structure for the internal layout of the Site. The green network largely follows and supports the blue network and combines with additional smaller open spaces and recreational reserves, a variety of larger landscaped stormwater management areas and purposefully located green links to support pedestrian connections.

The green network provides access to open space for all future residents within a short walking distance of their homes. Pedestrian and cycle paths will integrate into the green network to ensure a high level of connectivity is achieved, and to maximise the utility of the public space.

The proposed green and blue network also provides an opportunity to create ecological corridors. Plant selection in the new reserves and riparian margins will include native tree and shrub plantings.

Within the southern portion of the Site where the Residential 4a zoned larger lots are proposed, the majority of the existing shelterbelts are intended to be integrated into the layout to retain the rural character of this part of the Site.

5.6 Creating a community through connectivity

A key design principle of the proposal is to facilitate movement towards the village centre, particularly on foot or bicycle through the high amenity environments created by the blue and green network and the finer grain of the local road layout. In recognition of the character of the Ohoka setting, there will be several specific road types within the ODP area varying in width and layout depending on the function and amenity including shared space environments, but all will facilitate easy access and connectivity between destinations within the Site.

Where possible shared pedestrian and cycleways will be taken off the carriage way and pulled into green spaces. Distances to the village centre and other destinations in Ohoka are all either walkable or cyclable. Where the waterways reach the outer boundaries of the Site clear entry points into the development will be created for pedestrian and cyclists.

In addition to facilitating pedestrian and cycle movement for residents of the development the proposed networks also creates interesting new recreational walks for all Ohoka residents enjoys and provides access to the natural features of the site. The most important connection will follow the Ohoka Stream leading to the new commercial node and link across to the existing Domain. From there the opportunity may exist to extend this pathway following the stream all the way to the local area school creating a safe alternative route for children.

5.7 What is an appropriate size for Ohoka to grow into and retain its village identity and character.

Growth in Ohoka has always occurred gradually, primarily around Mill Road and towards the northwest and southeast (Keetly Place/Wilson Drive). The reason for these growth directions are primarily favourable ground conditions, desirable amenity associated with the waterways, and the willingness of landowners to develop.

Like in most other villages and towns around the perimeter of greater Christchurch, the pace of development has picked up drastically which shows in the expansion of Mandeville, Kaiapoi and Rangiora, and is also reflected in the success of the Hallfield development in Ohoka. However, there have been specific constraints on the growth of Ohoka due to land availability, high water tables and flood risk.

For example, the Kintyre Lane land was rezoned Residential 4A at the same time as the Hallfield subdivision but has yet to start substantial development, which leaves the northeast part of the village underdeveloped. The single ownership and focus on rural activities on the Plan Change land have kept this south-western area of Ohoka undeveloped.

The result is a difficult and disjointed form for the village. Hinged around the domain and the central intersection at Mill Road and Whites Road, the village struggles to connect the individual parts of the growing residential areas together into a single identity. The overall village form is fractured and connectivity between the key destinations and the residential areas is limited solely relying on Mill Road as a conduit.

The proposal will introduce 4 key urban structural elements to Ohoka that will improve the village layout:

- it will balance the urban form by developing the southern part of Mill Road filling a gap in the current village form
- it will consolidate and intensify the village by introducing residential environments with a more varied range of lot sizes
- it will create a commercial and community hub in the village centre, supporting and activating the domain further
- it will provide much improved connectivity and permeability

The introduction of smaller lots over the larger lot requirements is a deliberate move as it will better serve to create a village feel with people living in closer proximity within a community versus living outside of the community.

The variety of lot sizes the proposal offers, will also create a more inclusive and varied population. Village character is not a result of lot size. Large lots do not by default create a village character and high amenity, to the contrary they can lead to a level of disconnect within the community as a result of the distances between properties / dwellings.

Character is a far more complex matter and relies primarily on the amenity of the public environments, landscaping and building character and placement. Lot sizes rarely contribute to the distinctive local character of a village.

INTEGRATION WITH THE RURAL AND RURAL RESIDENTIAL ENVIRONMENT

5.8 Bradleys Road

Bradleys Road provides opportunities for physical and visual connections to the rural environment. Properties along this boundary will be able to enjoy a rural outlook and where waterways and road reach this boundary, these views will also be available from public areas. The reserve around the northern spring in close proximity to Bradleys Road provides such an opportunity. To ensure the rural character is retained along this boundary, access to properties has been reduced to a minimum by bundling driveways of Residential 4A zoned lots and lots in residential 3 zoned area will be serviced internally. A cohesive landscape treatment is proposed along the road boundary to avoid the occurrence of suburban style fencing and landscape characteristics (Refer to Landscape and Visual Assessment including Mitigation Measures MM7 - landscape treatment A for specific detail).

5.9 Rural interface south

Landscape treatment along the southern boundary will be of a rural type, predominantly through retention of the existing boundary vegetation. Where there are gaps or the retention of a shelterbelt is not suitable, new boundary vegetation will be added to fully enclose the Site. This will ensure that the adjacent lifestyle blocks to the south retain a rural outlook (Refer to Landscape and Visual Assessment including Mitigation Measures MM8 - landscape treatment B for specific detail).

5.10 Whites Road

The rural lifestyle blocks on Whites Road tend to be of a slightly smaller size and the road already features several individual and shared driveways. The existing dwellings are well set back from the road and experience only screened views into the Site due to the extensively landscaped gardens providing privacy to the north-west facing outdoor areas. The proposed development responds to the still rural character of this part of Whites Road by wrapping the larger Residential 4A zoned lots around the perimeter of the Site towards the village gateway. This ensures that a compatible residential density of 3300m² average lot sizes presents along the road frontage with bundled shared access ways. This allows the road to retain its rural character as buildings can be further set back from the road boundary. Similar to Bradleys Road a cohesive landscape treatment is proposed along the Site boundary that is rural residential in scale and character (Refer to Landscape and Visual Assessment including Mitigation Measures MM7 - landscape treatment A for specific detail).

INTEGRATION THROUGH STAGING

5.11 Well defined landscape features as stage boundaries

Careful staging will be required to ensure the development gradually integrates into the village over time similar to well-planned incremental growth along the periphery of a settlement or township. The ODP provides opportunities for well-defined incremental growth by utilising the landscaped waterways as key stage boundaries. The Ohoka Stream would form the first line of containment with already well established tree-lined margins creating a foil for the denser residential areas, the second incremental step would be bordered by the realigned naturalised spring channel and provide opportunities to create a native planting corridors as a backdrop for this key stage. The final residential stage would extend to the Ohoka South Branch further south with Residential 4A flanking this stage along both Bradleys and Whites Road creating a landscaped envelope for the third key stage. Beyond the Ohoka South Branch the existing shelterbelts will assist in integrating the Residential 4A area into the rural residential environment.

To support this careful staging approach, the waterway margins can be planted well in advance to allow vegetation to establish to a height that assists in partially screening development. Most of the landscape treatment A and B along the external roads can also be implemented ahead of construction to assist the development to integrate into the adjacent rural and rural residential setting.

5.12 Growing 'in sync' with the rest of Ohoka

In addition to the incremental staging, it is also important to allow the communal footprint of Ohoka to develop in conjunction with the increase in population. This includes commercial premises, important community facilities, possible extension of the school grounds, improvements to the pedestrian/cycle network.

This gradual increase in population will allow Ohoka to absorb the growth without losing its village character. It will slowly build a critical mass in all urban aspects such as commercial, education and recreation to support the village community and provide essential, day to day services to a scale appropriate for the small village.

6. Urban design assessment

Policy 18.1.1.9

Ensure that any growth and development of Ohoka settlement occurs in a manner that:

- *maintains a rural village character comprising a predominantly low density living environment with dwellings in generous settings;*
- *achieves, as far as practicable, a consolidated urban form generally centred around and close to the existing Ohoka settlement;*
- *encourages connectivity with the existing village and community facilities;*
- *achieves quality urban form and function;*
- *allows opportunities for a rural outlook;*
- *encourages the retention and establishment of large-scale tree plantings and the use of rural style roads and fencing;*

Explanation

Growth of Ohoka settlement, defined by the Residential 3, 4A and 4B zones, is constrained by the need to ensure that any future residential development maintains its rural village character. This is most likely to be achieved by consolidating growth around or adjacent to the existing urban area and ensuring that development complements the existing low density rural residential environment. A consolidated growth pattern will provide opportunities for establishing connections with the existing settlement and community facilities, including the Ohoka School. This form of development is also anticipated to promote the efficient provision of reticulated water and wastewater infrastructure and reduce the potential for reverse sensitivity effects on surrounding rural activities. It is important that any further rural residential development occurs in a way, and to an extent, that does not overwhelm the special semi-rural character of the settlement.

The proposal provides a consolidated urban form. It fills a gap in the development pattern of the village and is in very close proximity to the village centre where it abuts Mill Road and the northern part of Whites Road. The southern portion of the development is further away from the village centre but sits within a rural residential context, with a strong affinity in character. The nature of the land based design approach embeds key rural and landscape characteristics of the site into the structural layout and will continue through to the detailed design of the development. Those aspects combined with careful staging of the development over a period of time, will ensure that it will not overwhelm the semi-rural character of Ohoka.

It is expected that the type of growth and development required to maintain the rural village character of Ohoka is that of low density living, where dwellings are situated within generous settings comprising an average lot size of between 0.5 – 1.0 hectare. The presence of rural attributes within such low density residential areas, including the retention and establishment of large-scale tree plantings and the use of rural style roads and fencing, will also assist in maintaining the settlement's rural themed characteristics. This type of settlement pattern is anticipated to generate a high level of amenity, including opportunities for a range of lifestyle living activities and an aesthetic rural outlook. This can be achieved either by enabling views into open green space or by the establishment of treed vegetation areas within or adjoining properties.

As discussed in earlier parts of the report, the proposal uses a different approach to achieve a similar outcome by creating areas of smaller residential lots contained by natural features and landscaped areas in the public environments. This design approach reflects the nature of the inner village and ensures that the proposed intensification of density remains compatible with the existing character of Ohoka. Smaller lots are clustered together and nestled in larger landscaped settings, which will break down development into a scale suitable for Ohoka.

The proposal, therefore, places a high importance on the amenity of the public environments from large spaces, such as the landscaped margins of the naturalised waterways, the open space and utility reserves distributed through the Site, all the way through to the detailed layout of streets including street furniture, pathways, lighting and in particular the spatial design and layout of streets. The notion that low density environments such as Residential 4A zoning with an average density of 5000m² is the only option to provide a village character for Ohoka is incorrect and outdated. The rural character, in particular of a small settlement the size of Ohoka, is not reliant on lot size, but reliant on the integration of specific characteristics of the village through detailed design and in the case of Ohoka, through landscaping and specifically, tree planting. The part of Ohoka that carries the distinctive rural characteristics is the central zone around Mill Road with several historic references and buildings. In Ohoka, like in most other smaller rural villages with distinctive character, the core of the village often has the smallest properties giving it an appropriate human scale. This is often accompanied by smaller historic buildings and a street design of a rural standard with soft grass berms and the lack of formed kerb and channel. These characteristic details have been integrated into the proposal to extend the character of Ohoka into the Site.

15. Urban Environment

Issue 15.1

Potential adverse effects of population growth, development, and subdivision on the rural setting and the built, social, economic and cultural fabric of urban environments.

Objective 15.1.1

Quality urban environments which maintain and enhance the form and function, the rural setting, character and amenity values of urban areas.

Policy 15.1.1.1

Integrate new development, subdivision, and activities into the urban environments in a way that maintains and enhances the form, function and amenity values of the urban areas.

The urban environment covers all the settlements. This includes Rangiora, Kaiapoi, Oxford and Woodend – Ravenswood, the beach settlements, the new town of Pegasus and small towns of Ashley, Sefton, Cust, Ohoka and Tuahiwi. The areas zoned as Rural-Residential in the Transitional District Plan are also considered to provide urban environments. These areas are valued as small residential areas in rural settings with the benefit of some urban standard services

Urban form relates to the manner in which an urban area is arranged around natural features and how it has been shaped by choices in its servicing by roads, open space and other infrastructure. Historical choices in the way an area develops commonly leaves legacies for present communities to benefit from, or with which to grapple.

Urban form has a major bearing on how successfully an urban area functions and contributes to its resident's social and economic wellbeing. The form and function of an urban area significantly affects its qualities reflected in its setting, character, and amenity values.

The form and function of an urban area affects its ability to fulfil a full range of resident and visitor needs for living, work, economic, social, recreation and educational purposes. How well these needs are met depends in part on:

- accessibility to key locations such as the town centre, schools and recreation areas;*
- the integration of new development into the rest of the urban area through roading layout and traffic management, walking - networks, open space links, and the careful use of natural features;*
- possible conflicts between new residential developments and existing uses nearby; and the efficient utilisation of infrastructure.*

Consultation has indicated that the community values, as part of the form and function of the District's urban areas, the following:

- all settlements, including main towns, are small compared to Christchurch;*
- rural setting – all urban areas are separated and surrounded by rural open space;*
- dominant central community focal point and concentration of business activity in main towns;*
- easy accessibility to locations within the urban area, to other urban areas within the District, and to Christchurch;*
- mixed housing densities, with flexibility in some areas to provide for varied housing needs;*
- absence of high-rise buildings;*
- generous open space such as parks and reserves;*
- no heavy industry;*
- urban services such as reticulated or community sewerage and water, kerb and channelling footpaths and street lighting particularly in the main towns;*
- a relatively quiet and safe environment when compared with a large metropolitan area; and*
- cycleways*

These characteristics provide high quality living and working areas.

This policy seeks to maintain and enhance the form and function of urban areas in order to promote sustainable management of natural and physical resources of the District's urban environments.

Policy 15.1.1.2

Within the urban environment subdivision, land use, development and protection should avoid, or mitigate adverse effects on:

- *the rural setting of the District's towns and settlements;*
- *efficient and effective functioning of roads;*
- *ease and efficiency of access;*
- *urban water bodies, and downstream effects on rural water bodies;*
- *mixed density housing from low scale, low density to higher density levels in areas designed as a comprehensive development. This provides for flexibility in some areas allowing for varied housing needs;*
- *quiet and safe environments;*
- *cycleways; and*
- *the individual character of the settlement.*

Policy 15.1.1.3

Promote subdivision design and layout that maintains and enhances the different amenity values and qualities of the different urban environments by:

- *providing links to public open spaces including walkways, cycleways and roads;*
- *ensuring allotment lay out maximises the amenity and sustainable energy benefits;*
- *enhancing the form and function of the surrounding environment;*
- *providing efficient and effective transport networks including cycleways;*
- *integrating new developments with the rest of the urban area, where they adjoin existing urban areas; and*
- *avoiding or mitigating conflicts between the effects of different land uses, such as between residential and business activities.*

Explanation

Subdivision design plays an important role in the maintenance and enhancement of amenity values and environmental quality of the District.

The design concept of the proposed development that underpins the ODP has taken all of the above policies and objectives related to the Urban Environment into consideration and responded to the specific needs and sensitivities of the distinct character of the Ohoka village.

The combination of the ODP graphics and narrative will provide the necessary guidance for the subdivision design process and ensure the design outcomes will be achieved.

APPENDICES:

A1 - Indicative Road Cross Sections

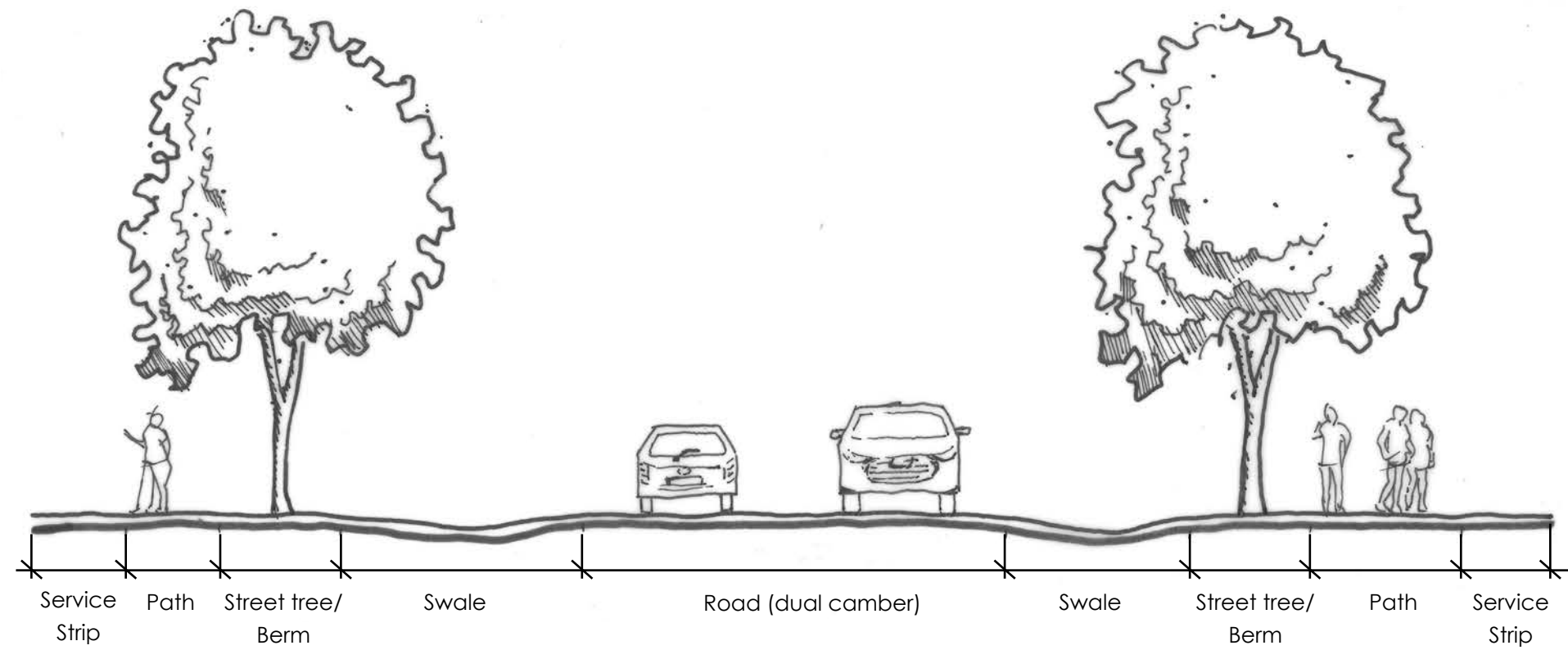
A2 - Development Pattern - Wider Context

A3 - Existing Settlement Pattern - Ohoka

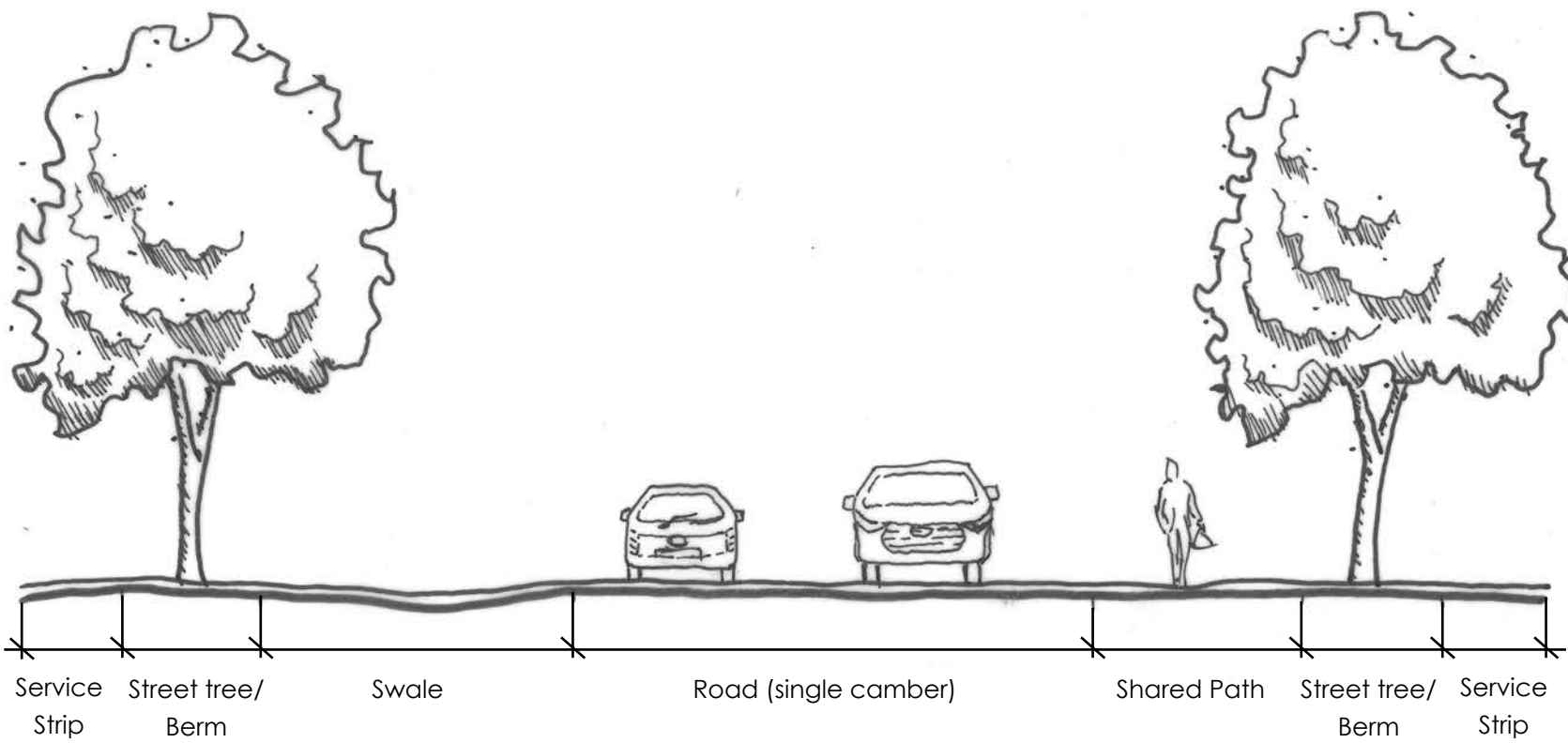
A4 - Integration of future Growth

A5 - Photos

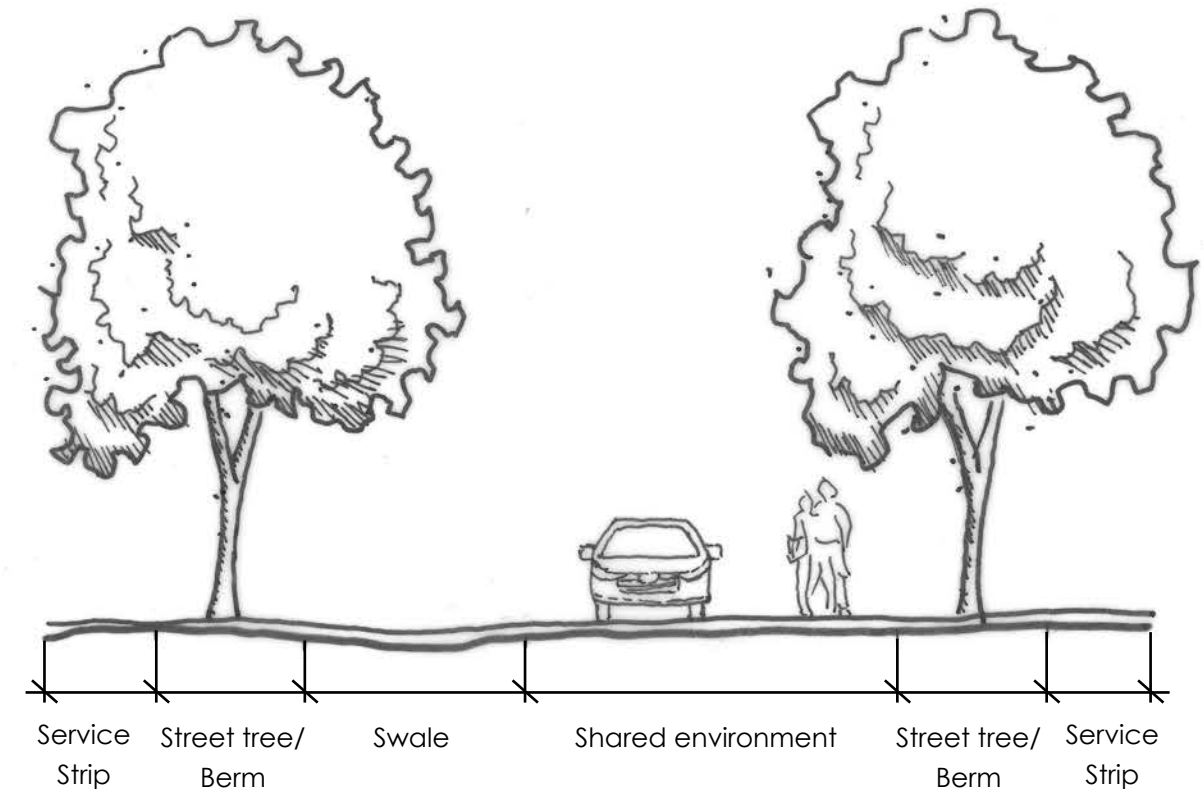
Indicative Road Cross Sections



INDICATIVE ROAD TYPE A



INDICATIVE ROAD TYPE B







INDICATIVE ROAD TYPE C








Urban Design - Existing Settlement Pattern Ohoka






Natural landscape features

-  Ohoka North Stream
-  Ohoka Stream - cutting through private farm land, in parts framing centre of Ohoka, naturalized in parts, potential to be developed further generally underutilized
-  established structural landscape edge along rural road forming a strong street scape
-  rural interface and outlook


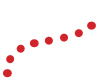
Development pattern

-  land with typical rural activities and character
-  typical larger lifestyle blocks
-  typical smaller lifestyle blocks
-  existing enclaves (4A or 4B)
 - Keetly Place, well laid out semi-rural with a sense of place and strong rural references in streetscape and boundary treatment, established trees, limited views into the wider rural open landscape, predominantly internalized views within individual properties, range of property sizes, lack of connectivity
 - Wilsons Drive, similar cul de sac concept, less rural in character, lacking in landscape features, references to suburban typology in houses and driveway treatment, lack of connectivity, property sizes varied
-  remainder of the original Ohoka Settlement, in decline due to lack of viable business and commercial opportunities , strong presence of community hall and domain at the heart of the settlement, relatively small property sizes (in comparison to 4A/B) zones giving Ohoka a village character, building stock old, existing community facilities, church, dentist and area school



Spaces, nodes and focal points

-  local domain limited connectivity and underutilized
-  existing community/commercial facilities
-  area school
-  Friday market
-  Ohoka village centre around intersection, market space / carpark, strong presence of Town Hall and Domain




Recreational circulation pattern

-  400m walking circles
-  pedestrian and cycle network

Approach

-  strengthening existing and creating new natural thresholds
-  natural gateway at intersection surrounded by mature copse of trees, accentuated by bend in road

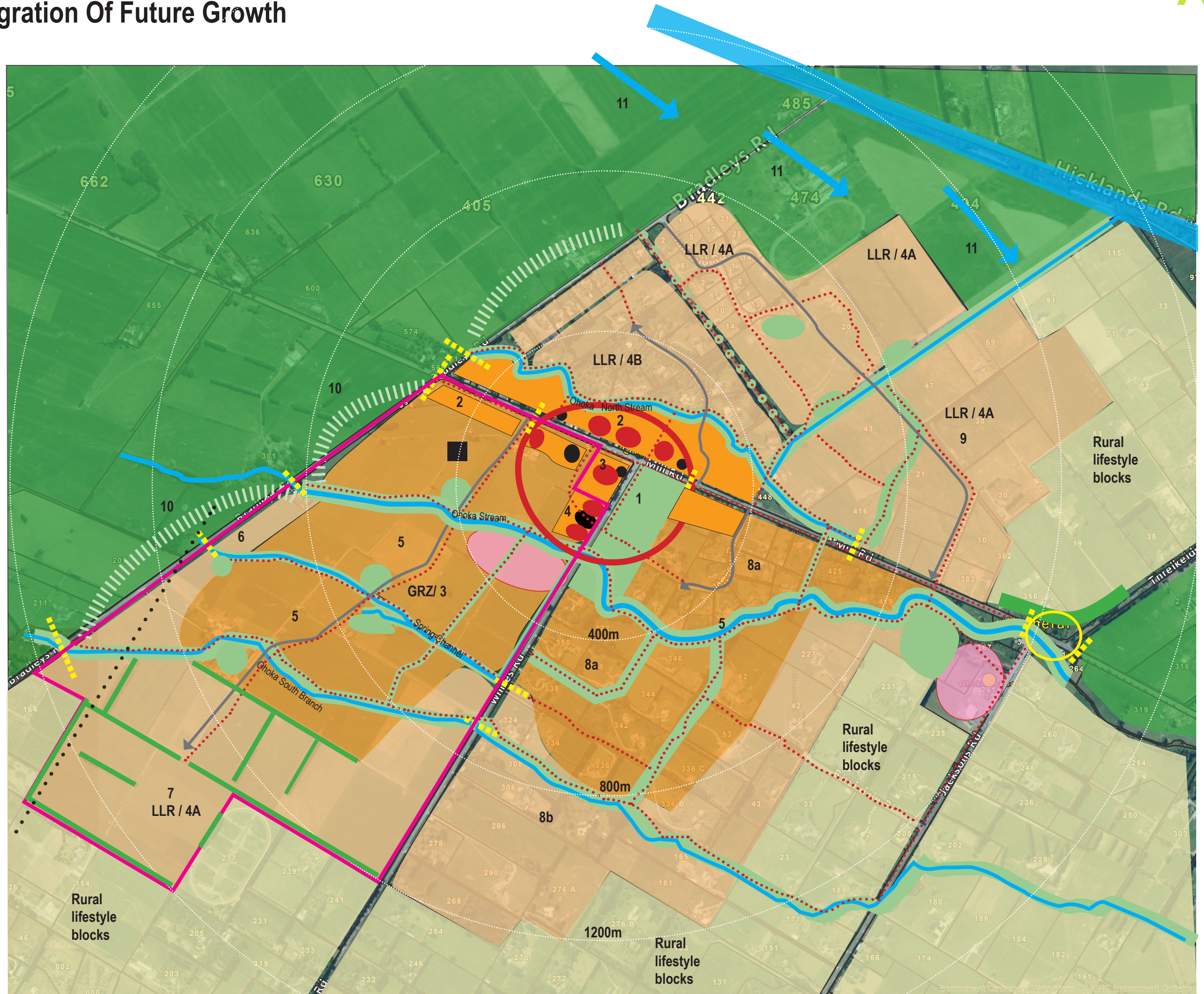
Roading

-  Mill Road - main street, limited daytime traffic, increased traffic associated with school hours and commuting travel, defined streetscape through structural landscape and natural spatial sequencing of road
-  side streets leading up to Mill Road, less traffic in particular towards the north, southern connection more frequented to access school and to connect to Mandeville area and sport facilities
-  paper road - creates a physical and visual boundary to the northern enclave Hadfield Development, limited views to the rural environment, opportunities to improve connectivity



Urban Design - Integration Of Future Growth

- Village Centre**
- 1 village centre around Mill and White Road intersection to strengthen historic centre and activate domain
 - 2 infill development to northern and southern side of Mill Road
- interconnected pedestrian and cycle network linking destinations along green space with high permeability to centre
- green network including SW areas and recreational reserve
- waterways
- special purpose areas education/ retirement living
- overland powerlines
- thresholds
- rural interface and outlook
- commercial and community
- 3 commercial and community facilities to wrap around Mill / White corner extending down White Road to create village commercial centre around a small village square opposite Domain
 - 4 Ohoka stream to become main public pedestrian/ cycle connection to school and all southern residential areas
 - 5 standard residential density between larger naturalized waterways to break up built environment into smaller areas
- Wider village**
- 6 larger lots wrapping around along White Road and Bradley's Road to create a buffer and transition to existing rural residential lots
 - 7 transition of development density from lifestyle block to LLR/4A with a strong rural character
 - 8 Residential areas in Ohoka outside of ODP south of Ohoka stream can intensify (infill)
 - 8a rural lifestyle blocks with opportunities for GRZ and LLR / 4A infill development
 - 8b rural lifestyle blocks with opportunities for LLR / 4A infill development
 - 9 area north-east still to develop, intensification possible at south-west corner where it connects to the centre
- Development constraints**
- 10 clear rural to settlement boundary along Bradley's Rd
 - 11 flood risk



Waterways
within and along boundaries of the Site



**Whites Road
approaching from the south**

A5.2

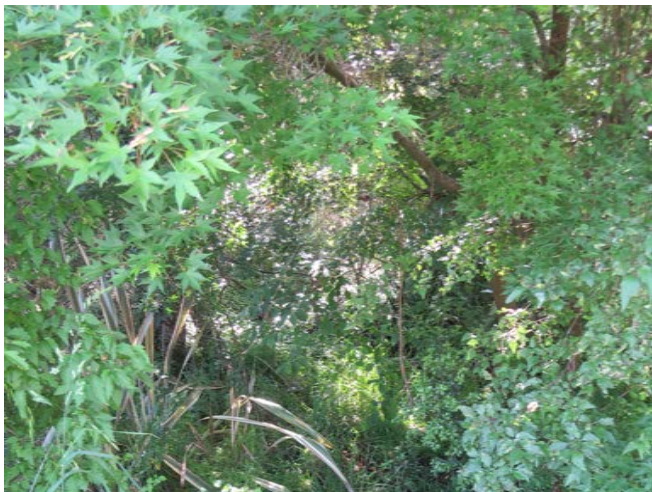
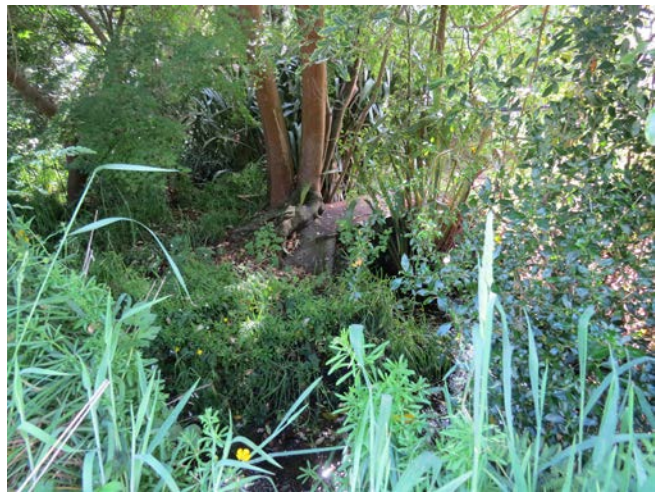
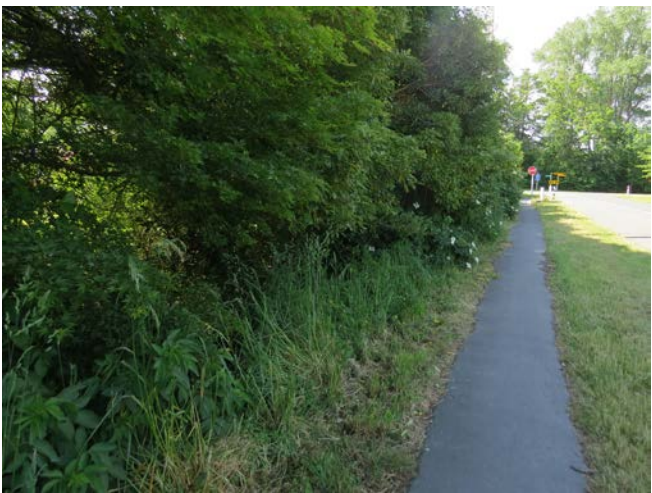


Views - Whites Road
into and across the Site



Mill Road East
walkway and school

A5.4



Views
Mill Road intersection / community centre / domain





Bradleys Road North





VIEWS
Keetly Place

